



127 Vexhim Park, Edinburgh, EH15 3SE

Light & Well-Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Light and well-presented, three-bedroom, semi-detached home, with gardens and a driveway. Set on a corner plot, in an exceptionally quiet residential development, located in the popular Duddingston area, east of Edinburgh city centre.

Comprises an entrance porch, living room, dining room, kitchen, three flexible bedrooms and a bathroom.

Features include a semi-open-plan ground floor, electric heating, double glazing and good storage provision including a loft.

Externally, the property benefits from a lawn to the front and side, incorporating a paved driveway; with further shared visitors' parking; and an enclosed garden has a lawn and patios.

Ideally placed for transport links, and shopping at The Jewel and Fort Kinnaird, this leafy development also has ample unrestricted residential parking.

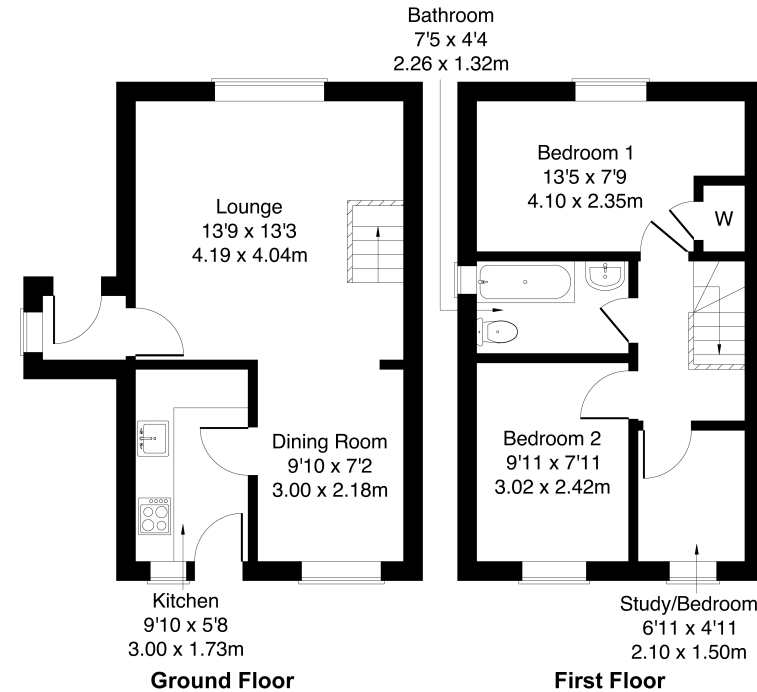
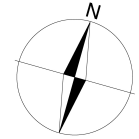
A welcoming porch opens into a front-facing living room featuring carpeted flooring, light decor and stairs leading to the upper floor, whilst the dining room is semi-open plan. Set to the rear, with a door to the garden, a bright kitchen includes stone-effect worktops, a sink with a drainer, an integrated oven and electric hob with a canopy above, and space for freestanding appliances.

On the first floor, bedroom one is set to the front and offers a generous room for freestanding furnishing and a built-in wardrobe. Two further flexible bedrooms overlook the rear garden and include carpeted flooring and pendant light fittings. Completing the accommodation, the family bathroom has a side aspect window and is fitted with a three-piece suite and tiled splash areas.



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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Duddingston is an established and desirable residential area, located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an Aldi at Portobello, an ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. The bustling High Street of nearby Portobello offers a wealth of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a greengrocer, with Portobello Beach offering open

spaces, with the famous seafront promenade. The extensive Holyrood Park, Arthur's Seat Duddingston Loch and Figgate Park are also close by; as well as the Portobello Leisure Centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location gives good road links in and out of the city via the A1, with regular public transport available on Willowbrae Road and Duddingston Road.





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